

oakheart



£270,000
Offers In The Region Of
Talbot Road, Sudbury

We are pleased to offer for sale on Talbot Road this delightful extended house that presents an excellent opportunity for young families seeking a comfortable and spacious home. With three well-proportioned reception rooms, this property offers ample space for both relaxation and entertaining.

This deceptively sized property has been previously extended to the side and rear to offer ample versatile accommodation. It sits behind a brick paved driveway for two vehicles. Entry reveals a well proportioned living room that centres around a feature fireplace. This furthers to the the kitchen at the rear and the separate dining room. The kitchen extends to the conservatory extension at the rear, which floods the rear of the property with natural light

and provides a perfect setting for a quiet evening.

The property boasts three inviting bedrooms, including a main bedroom that features a convenient dressing area, adding a touch of luxury to your daily routine. The well-appointed bathroom caters to the needs of the household, with a sizeable four piece suite that includes a large walk in shower.

This double-storey extended home is ideally situated within walking distance of Sudbury Town Centre, allowing for easy access to local shops, cafes, and amenities. Families will appreciate the proximity to Ormiston Academy, making it an ideal choice for those prioritising education.

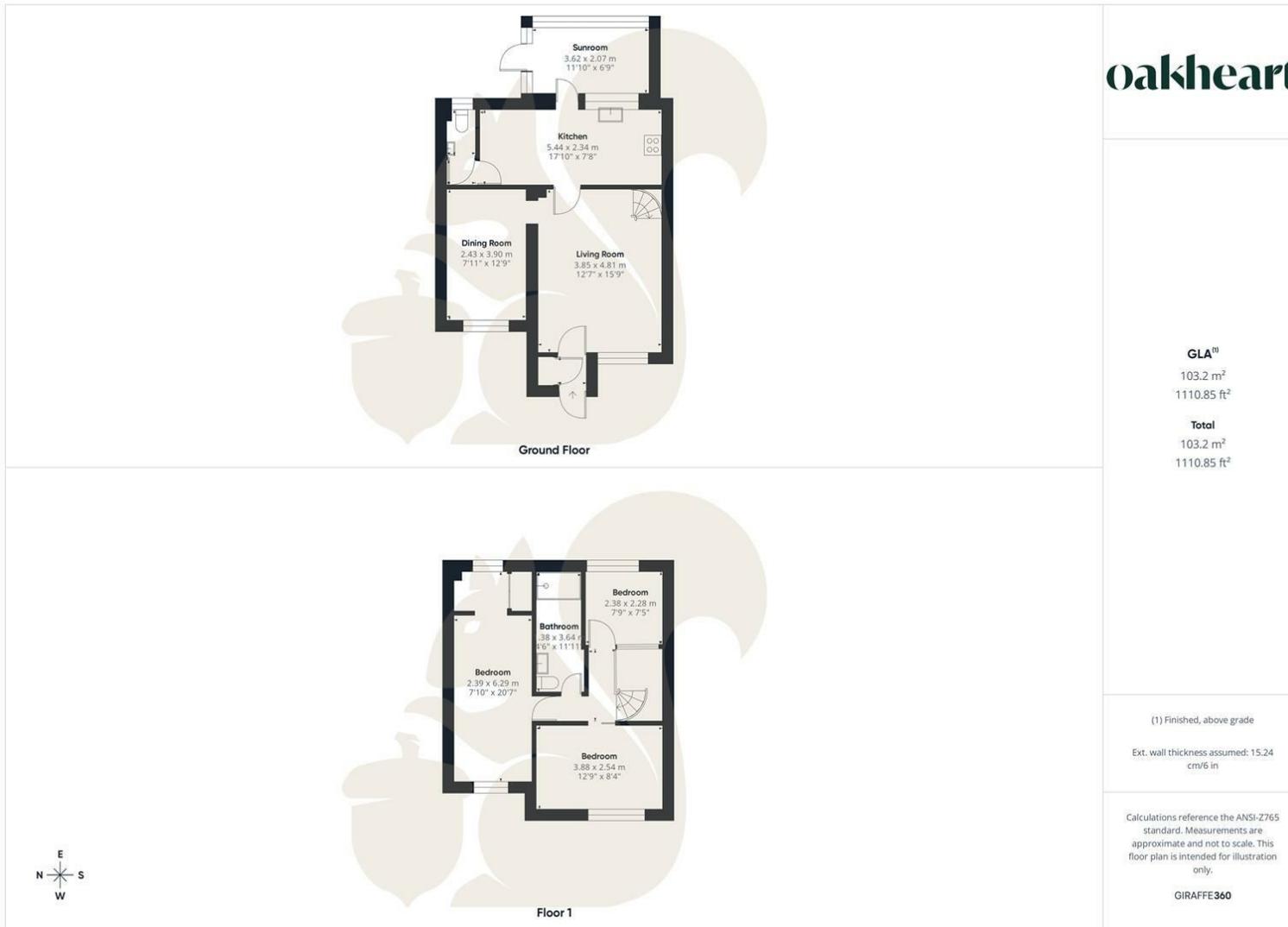
Externally at the rear the property boasts a sunny garden that is low maintenance and secure with a fenced perimeter. There is a raised decking area off of conservatory and a further decking at the bottom of the garden.











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GLATM
 103.2 m²
 1110.85 ft²

Total
 103.2 m²
 1110.85 ft²

(1) Finished, above grade
 Ext. wall thickness assumed: 15.24 cm/6 in

Calculations reference the ANSI-Z765 standard. Measurements are approximate and not to scale. This floor plan is intended for illustration only.

GIRAFFE360

Local Authority:
 Babergh

Tenure:
 Freehold

Council Tax Band:
 C

Energy Efficiency Rating

	Current	Potential
<i>Very energy efficient - lower running costs</i>		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E		
(21-38) F		
(1-20) G		
<i>Not energy efficient - higher running costs</i>		
England & Wales	EU Directive 2002/91/EC 	

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon.

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